

Board of Mayor and Aldermen
Town Of Nolensville
P.O. Box 547, Nolensville, TN 37135

Resolution 05-07

**A RESOLUTION ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION
OF PARCEL 103, MAP 56, WILLIAMSON COUNTY TAX MAPS BY THE
TOWN OF NOLENSVILLE, TENNESSEE**

WHEREAS, *Tennessee Code Annotated* Section 6-51-102 as amended requires that a plan of service be adopted by the governing body of a city prior to passage of an annexation ordinance if any territory or territories totaling more one-fourth square miles (160 acres) or having a population of more than 500 persons may be annexed within any 12-month period; and,

WHEREAS, the Town Of Nolensville contemplates exceeding one (or both) of these minimum conditions by the proposed annexation of any area described as follows:

Being a parcel of land lying southerly of Sam Donald Road; and identified on the tax maps prepared for the Williamson County Property Assessor as being Map 56, Parcel 103. Said parcel including an area of approximately 23.24 acres

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF NOLENSVILLE, TENNESSEE:

Annexation approximately 23.24 Acres

Section 1. Pursuant to the provisions of *Tennessee Code Annotated*, Section 6-51-102, there is hereby adopted, for the area bounded as described above, the following plan of service to inform interested residents and property owners in the area.

Location - The proposed annexation area is located south of Sam Donald Road and west of Nolensville Road. The proposed annexed area is contiguous to the existing corporate limits and contains a total of 23.24 acres. The proposed annexation area encompass one parcel and is currently used for agricultural purposes. Figure 1 shows the general location of the proposed annexation area in relationship to the Town's current corporate boundaries and its Urban Growth Boundary.

Existing Land Use - Based upon information obtained from the Williamson County Property Appraiser, the annexed area contains a residence and farm related structures

Provision of Services to the Annexed Area

I. Water Service:

The entire area is located within the Nolensville/College Grove Utility District water service area. The Nolensville/College Grove Utility District has full responsibility for the expansion, operation and maintenance of their utility system. Water service is currently provided to residents living along existing roads. The developers of new subdivisions will be responsible for extending new water lines and installing fire hydrants in conformance with the rules and regulations of the appropriate utility and the Town of Nolensville at the time of construction.

II. Sewer Service:

The entire area is located within the Metro Nashville sewer service area. Metro Nashville has full responsibility for the expansion, operation and maintenance of their utility system. The developer of this property will be required to work with the Metro Nashville sewer department to coordinate the provision of sewer to this area and install the necessary sewer lines. This area is currently not included in the plans under construction.

III. Police Protection:

This area is currently served by the Williamson County Sheriff's Department. Upon annexation, the Town's existing police force will be required to patrol and response to this area. Regular patrolling, radio responses to calls and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation. When this area is fully developed additional patrolmen along with vehicles and related equipment will be hired to provide a level of service comparable to other residential areas in the Town. The hiring of new personnel will be phased in a manner consistent with the rate of development and full build-out of the area.

IV. Fire Protection:

This area is currently served by the Nolensville Volunteer Fire Department and will continue to be served upon annexation. No additional manpower or equipment is anticipated to be needed with this phase of annexation. Fire protection by the present personnel and the equipment of the firefighting force, within the standard limitations of available water and distances from existing fire stations, will be provided on the effective date of annexation. All residences and property to be served in the annexed area are within 1-5 miles of the fire station.

V. Emergency Medical Services:

No additional services or cost anticipated.

VI. Parks and Recreation:

This area is currently served by the Williamson County Parks and Recreation Department, as is the current Town corporate limits. No additional park facilities are anticipated due to this area being annexed.

VII. Road Maintenance:

Upon annexation, all roads, which are currently under County maintenance, would be added to the Town's inventory upon annexation. It should be noted, that all roads will need to be inventoried and analyzed to determine the exact condition of the road, and if any improvements are needed. Any large scale development in this area would require extensive road work to occur. The periodic mowing of right-of-way along streets in the area will be initiated in the spring of 2005. Routine road maintenance service (paving, pot-hole repair, striping, signs, mowing and snow removal) will begin in the annexed area on the effective date of annexation for all existing roads that are officially accepted and maintained by Williamson County and in a manner consistent with current service delivery in the Town limits. Refuse collection will continue to be provided by private haulers in a manner consistent with collection inside the Town limits.

VIII. Planning and Codes Oversight:

All planning, zoning and development regulations of the Town will extend to the annexed area on the effective date of annexation. Existing personnel will handle oversight and enforcement of existing regulations.

IX. Subdivision Plan Approvals & Future Zoning of Area:

The development of public improvements in any new subdivision in the area will occur at developer expense in accordance with the current Town subdivision regulations and construction standards. The final platting of lots, bonding of improvements, and future acceptance of improvements for perpetual maintenance shall be carried out in accordance to Town policies. On the effective date of annexation, the installation of new streets, curb and gutter sections, storm drainage facilities, street lighting, underground electrical service and other public improvements in subdivisions (or new sections thereof) authorized by the Nolensville Planning Commission will be carried out by the developer at his expense using the Town's current subdivision regulations and construction standards. The final platting of lots, bonding of improvements, and future acceptance of improvements for perpetual maintenance shall be carried out in accordance to Town policies.

The subject property shall be zoned SR - Suburban Residential, and the zoning map will be amended as of the effective date of this ordinance.

X. Code Enforcement:

All inspection services now provided by the Town (building, plumbing, mechanical, gas, and other municipal codes and ordinances) will begin in the area for all new structures with permits issued by the Town after the effective date of annexation. The County will be expected to complete all inspections and issue certificates of occupancy for all structures that were permitted by the County and for which fees were collected prior to the effective date of annexation.

XI. Public Library:

Residents of the annexed area have full access to the Williamson County Library located on Oldham Road. The library continues to place a high priority on expanding the number of collection items available to patrons.

XII. Revenues (Taxes and Fees)

The Primary sources of revenues that will be used to pay for the expanded serves include property taxes, state shared taxes distributed to the Town on a per capita basis and residential building permits. The annual tax bill for a \$275,000 house is projected to be \$27.50 under the current Town tax rate of \$.04 cents per \$100 of assessed value. Additional shared taxes received from the State of Tennessee are projected to average \$96 per household annually. To collect this per capita distribution of funds from the State beginning July 1, 2005, the Town will need to complete a special census of the population in the annexation areas with the official certification of additional population by the State anticipated by June 2005.

XIII. Natural Gas

Gas service within the Town is provided by United Cities Gas under a franchise agreement with the Town. The extension of gas service into the annexed areas will be done under the policies established by the gas company, in accordance with the Franchise agreement.

XIV. Electric Service

The area to be annexed will continue to receive electric service from Middle Tennessee Electric Cooperative.

XV. Refuse Collection

The Town currently does not provide refuse service for existing residents and therefore cannot extend these services to the newly annexed areas. Residents will continue to utilize private hauling services.

XVI. Street Lighting

In all newly developed areas all street lighting will be in compliance within the existing subdivision regulations and zoning ordinance of the Town Of Nolensville. Street lights for all existing roads will be installed in a manor consistent with current service delivery in the town limits.

RESOLVED this 7th day of April, 2005

Charles F. Knapper, Mayor

Cindy Lancaster, Town Recorder